



Your Partner in Facility Management.....

Facilities-Plant Maintenance Shutdown and Start-up Management

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There may be many terms for facilities-plant shutdown and start-up management such as Annual Shutdown Maintenance, Overhaul Maintenance, so on and so forth, however the term best describe those maintenance works is Turnaround Management.

Turnaround Management may not be a term widely used in Facility Management (FM) practices and the practitioners each has their own terminology. It simply means taking the opportunity, when the organisation permits for the facilities to be shut down for maintenance for a period of time, lasting from 2 days to a week. You know as well as I do that this Turnaround Management is often done once a year and it is a critical maintenance project comprises of many maintenance activities going on at the same time, taking advantage of the allowed downtime to repair, refurbish and or retrofit when such works are not possible during normal business period.

Successful Turnarounds are not merely technical events carried out by the FM or maintenance function but are an integral part of the organisation's business strategy and as such can have a greater impact on business than it is often understood. Thus, facilities must be regularly closed down for planned maintenance operations and this may requires the complete shutdown and re-start of large-scale serial and batch operations and must be performed in as short a period of time as is cost-effective. This is the process of turnaround, and as the processes are often high value and the maintenance operations intensive, complex and costly, it is important that it be planned and carried out effectively from the conceptual phase to shutdown and to starting up the entire facilities operations.

We do know that though the Turnaround works may take 2 days to a week, the expenses incurred may take up a substantial a portion of the total annual facility management expenses and the works are critical in maintaining and improving the facility services. Turnaround management is project management of a special kind: managing the repair, replacement or maintenance of facilities and their critical systems which must be regularly closed down or taken out of service for planned maintenance operations.

We are privilege to have a Specialist Consultant who have been managing such facilities-plant shutdown and start up management for more than 10 years for various types of industries. He will be sharing over two-days, 3 & 4 August '09, on step-by-step project planning, how to get the job done correctly, covering the various aspects of major maintenance, minimising downtime and improving the maintenance project schedule, checklists and guide.

[Click Here for the Brochure.](#)

Showcase for FM Books:

Managing Contract Performance



There is a slow but increasing movement away from supplier type contracts in which the facility manager tells the contractor what services are needed and how to provide them, to partnership type contractual relationships, in which the contractor is held not only responsible for managing the services, but accountable for the results. Organizations that have outsourced the provision of goods and services need to know if the contractor is doing a good job

[More Details](#)